

**GATEWAY TO LA (CENTURY CORRIDOR)
BUSINESS IMPROVEMENT DISTRICT
MANAGEMENT DISTRICT PLAN**

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I. INTRODUCTION

The Gateway to LA (Century Corridor) Property-based Business Improvement District (PBID) was approved for operation by the Los Angeles City Council in August 1997, and began formal operations in January 1, 1998 for a three-year term ending in December 31, 2000. The PBID was subsequently renewed for a five-year term from January 1, 2001 through December 31, 2005.

The Board of Directors of Gateway to LA, Inc. is seeking to renew the PBID for a 10-year term from January 1, 2006 through December 31, 2015, and to expand the PBID to include additional properties that will benefit from the programs to be provided during the renewal term. Prior to the December 31, 2005 expiration of the PBID, the petition and balloting process must be repeated for the PBID to continue.

As an essential component of planning and executing the activities proposed for the PBID, and as required by Section 36600 *et seq.* (The Property and Business Improvement District Law of 1994), this Management District Plan (or Plan) has been prepared. Included in this Plan is a program of activities for the 10-year period with a maximum annual assessment budget of approximately \$1,097,503.95. The expanded PBID, as described in Section II, will include 104 parcels.

The operations and activities to be conducted by the PBID include direct programs, marketing, administration, and consultant services. The PBID will also continue to maintain capital reserves. Direct programs include the Security/Goodwill Ambassador Program, the Keep It Clean and Maintenance Program, the Ocean Express Shuttle Program, and the Beautification and Art Program. The Operations and Activities are described in more detail in Section II of this Plan. Activities and programs will be provided to both the Existing Area and Expansion Area as outlined herein. As required by law, the remaining revenues from assessments collected from the properties in the Existing Area PBID will only be used to benefit properties in the Existing Area of the PBID.

II. PBID LOCATION AND BOUNDARIES

A. EXISTING AREA DESCRIPTION

The existing PBID is comprised of properties along the north side of Century Boulevard between La Cienega Boulevard and Sepulveda Boulevard, and along the south side of Century Boulevard from La Cienega Boulevard to Aviation Boulevard. The district includes nearby properties that have addresses on La Cienega Boulevard, 102nd Street, 98th Street, Aviation Boulevard, Sepulveda Boulevard and Airport Boulevard. See Exhibit 1 for a map and Exhibit 2 for a list of the properties included in this area.

B. EXPANSION AREA DESCRIPTION

The Expansion Area is comprised of properties on the north side of 98th Street between Sepulveda Boulevard and Aviation Boulevard. See Exhibit 1 for a map and Exhibit 3 for a list of the properties included in the Expansion Area.

C. PUBLICLY-OWNED LAND

There are nine (9) publicly-owned parcels in the PBID. Two (2) parcels are owned by the LA City Airport, one (1) owned by the Los Angeles Department of Water and Power, five (5) owned by the City of Los Angeles, and one (1) owned by the Los Angeles Community College District. The APNs and 2006 assessments for these parcels are as follows:

<u>Owner</u>	<u>APN</u>	<u>2006 Assessment</u>	<u>% of Total Assessment</u>
L.A. City Airport	4128-024-901	1,762.45	0.209%
L.A. City Airport	4128-024-902	10,979.83	1.303%
L.A. Dept. of Water & Power	4124-027-900	1,671.47	0.198%
City of Los Angeles	4124-024-901	49.30	0.006%
City of Los Angeles	4124-024-902	246.52	0.029%
City of Los Angeles	4124-024-903	246.52	0.029%
City of Los Angeles	4124-024-904	224.89	0.27%
City of Los Angeles	<u>4124-024-905</u>	<u>19.72</u>	<u>0.002%</u>
Total Assessment		\$15,200.72	1.803%
Los Angeles Com. College Dist.	4124-026-900	\$16,069.17	1.908%

D. LAND USES AND ZONING

Properties in the PBID are used for commercial, industrial and office uses. The area includes several mid-rise office buildings and the major hotels located in proximity to Los Angeles International Airport (LAX or Airport). There are also a number of airport-related businesses such as car rental agencies and off-airport parking facilities within the PBID boundaries. All but two of parcels in PBID are zoned M2, which is a light industrial zoning designation. One parcel is zoned P, which is the zoning designation for automobile parking. Finally, one parcel is zoned M2-1(Q) R1-1. The "Q" in this zoning designation indicates that this is "Qualified" classification that is used on properties where there has been a zone change to ensure compatibility with surrounding property. This particular property is surrounded by properties zoned M2 and is being used as part of an auto rental facility. While this property may have been zoned solely for residential use (R1-1) in the past, it now has a mixed zoning designation. There are no properties in residential use, nor are there any properties zoned solely for residential use in the PBID boundaries. Therefore, in compliance with Street and Highways Code Section 36632(c), there are no properties zoned solely for residential use or zoned for agricultural use that are subject to any PBID assessments.

III. PBID OPERATIONS AND ACTIVITIES

A. DURATION OF THE PBID

The term of the PBID will be ten (10) years: from January 1, 2006 through December 31, 2015.

B. PBID GOALS AND OBJECTIVES

The programs and activities of the PBID are specifically designed to meet the needs of properties in the GTLA PBID boundaries, which consists of hotels, office buildings, off-airport parking operations and other airport related services. The PBID includes office buildings that were constructed in the 1970s and 1980s to meet the needs of the then-booming aerospace industry in the LAX-South Bay area. The hotels were developed to meet the needs of travelers to and from LAX. The hotels served business travelers, airline personnel, and others seeking hotel rooms convenient to the Airport for short (overnight) stays. The airport-related properties include off-airport parking properties that provide long-term parking for airline passengers and car rental operations.

Both the hotels and office buildings were hard hit by the major downsizing of the aerospace industry in the 1980s. By the time of the PBID's establishment, the office properties were experiencing high vacancy rates and very low lease rates.¹ In addition, the PBID area suffered from the perception that it was a "seedy" area with a high crime rate. The crime problems were especially of concern to the off-airport parking operators as car break-ins and other types of theft were a major problem.²

Another factor that puts the PBID at a disadvantage is that despite being a major hub of hotel rooms in the City (with over 7,500 hotel rooms), the area lacks many of the dining and shopping venues and other activities that attract tourists to the area. While the

¹ At the end of 1997, the office vacancy rate in the LAX Century Boulevard Office Submarket was 35.3% vs. a 15.9% vacancy rate for Los Angeles County and a 17.6% vacancy rate for Central Los Angeles. Similarly, average asking lease rates were at \$1.29 per square foot per month (psf/month) vs. \$2.00 for Los Angeles County and \$1.98 for Central Los Angeles. The recent (as of 2nd Quarter 2005) vacancy rate is 21.1% vs. 14% for Los Angeles County. Asking lease rates are \$1.97 psf/month vs. \$2.45 for the Los Angeles Basin and \$2.21 for Central Los Angeles. Sources: Grubb & Ellis 1998 Real Estate Forecast, Reis Subtrend Report for LAX/El Segundo Office Market 2005, and Colliers Seeley International Los Angeles Basin Market Report Second Quarter 2005.

² For the Pacific Division (the LAPD reporting division that includes the PBID) during the first quarter of 1998, the number of burglary from autos was 96% higher than the average of all eighteen LAPD Divisions, there were 167% more incidents of grand theft, and 94% more incidents of theft from persons. Source: LAPD CMIS Report, First Quarter 1998.

hotels have restaurants, there are no national chain restaurants (other than a few fast food restaurants) and dining alternatives for visitors and tenants are limited. Because the PBID is effectively an “island” surrounded by the Airport and airport-serving, industrial, residential, and neighborhood-serving commercial uses, and because the PBID is largely built out, the opportunities for the development of uses that would serve the properties in the PBID (new retail or entertainment uses) is limited. Therefore, in order to be competitive, the PBID has had to look at alternative ways to improve business in the area, attract visitors, and improve the properties.

Despite improvements to the conditions in the PBID since its inception, office vacancy rates are still relatively high and lease rates are relatively low. Hotel room rates are the lowest in the Los Angeles hotel market.³ The goals for the PBID are: 1) continue to reduced crime and provide a clean and safe environment within the PBID that will attract more business activity and improve the properties; 2) increase the length of hotel stays in the PBID from an average of just over 1 room-night per visit to 2 room-nights per visit; and 3) improve the properties by reducing office vacancies and increasing office lease rates to encourage reinvestment in the properties.

The programs and activities of the PBID are intended to achieve the goal of improving the properties by:

- Improving the appearance and safety of the PBID and create a clean, safe environment in which the airport-related businesses (such as off-airport parking and car rental agencies) can operate (Direct Programs).
- Improving office building occupancy by marketing the properties, encouraging business activity, and making the properties more attractive as a business location (Direct and Marketing Programs).
- Attract and support restaurants and retailers to the area to serve office building occupants and hotel guests (Marketing Programs).
- Increasing the length of hotel room stays and increasing hotel occupancy by providing access to leisure, dining and entertainment activities to hotel guests (Marketing Programs).

C. IMPROVEMENTS AND ACTIVITIES

The PBID will continue providing a number of services and activities that have been successfully implemented to date. These include direct program services, marketing,

³ The average daily room rate in the Airport Submarket in May 2005 was \$83.23, well below the overall average of \$133.67 for the Los Angeles Market Area. Source: PKF Consulting.

consultant services, and administration. These programs and activities have been developed specifically to benefit the properties in the PBID. Through making the PBID a more attractive and desirable place to conduct business, building vacancies have been reduced and more business activity (such as increased hotel room occupancy increased rents and increased retail sales) have and will continue to occur, thereby benefiting the properties in the PBID.

These programs are described in more detail in the following paragraphs. The services and activities will only be provided within the boundaries of the PBID as described herein. No services will be provided outside of these boundaries. These services support the goals and objectives of the PBID, namely to improve the appearance of the PBID and enhance its image, improve safety and cleanliness, and market the businesses and properties in the PBID.

A summary of the budget for the services and activities for the first year of the renewed PBID will be as follows:

	<u>Budget</u>	<u>Percent of Total*</u>
Direct Programs	\$300,000.00	36
Marketing Program	\$332,000.00	40
Administration	\$149,145.39	18
Consultant Services	\$35,000.00	4
Capital Reserves	<u>\$25,000.00</u>	<u>3</u>
TOTAL	\$841,145.39	100.0

*Percents may not add due to rounding

1. Direct Programs

These programs are the activities through which the PBID directly interacts with and provides services to PBID constituents and guests. These programs are described in the following paragraphs.

a. Security/Goodwill Ambassador Program

This program utilizes security/goodwill ambassadors to create a visible presence within the PBID area to foster a sense of safety for area tenants and visitors. Two-man teams conduct bike patrols in the PBID seven days a week. The bike patrol teams provide additional “eyes and ears” on the street to discourage crime and panhandling, assist visitors and tourists by providing information and answering questions, and help create a safer and more pedestrian-friendly environment. This improves the PBID for visitors and tourists, encourages more business activity and

improves the properties in the PBID. Expenses include the cost of contracting with an outside service to supply goodwill ambassador personnel; the costs to purchase uniforms, the bicycles used by the ambassadors to patrol the area, walkie-talkies and related communication equipment; video surveillance; and incidental expenses.

b. Keep It Clean and Maintenance Program

The Keep It Clean Program includes street and sidewalk sweeping, trash pick-up and removal, graffiti removal, sidewalk pressure washing, planting and tree trimming, maintenance, and other services necessary to maintain and enhance the appearance of the PBID area. Keeping the PBID clean improves the perception of safety and creates a better business environment, thereby improving the properties in the PBID.

c. Beautification and Art Program

This program, which will be developed in more detail with the assistance of the marketing consultant, will include projects designed to improve the general appearance of the streets and properties in the PBID and give the area a distinct identify or sense of place. These could include way-finding signage, murals, special lighting, and other beautification elements.

2. Marketing Program

Marketing and public relations efforts will focus on business, tenant and visitor retention and attraction. Marketing may include, but is not limited to, public relations, media placement of positive stories concerning the PBID and its revitalization, promotional events, advertising, continuing to strengthen the PBID's relationship with the Los Angeles Convention and Visitors Bureau, and maintaining and updating the Gateway to LA PBID webpage. Promotional events will include activities such as the annual holiday concert and fundraiser. Efforts to attract retail amenities to the area will continue through working with real estate brokers to assist and cooperate in attracting retail tenants such as restaurants, retail shops and cinemas. With the assistance of a marketing consultant to be hired, the PBID will also undertake branding activities to strengthen the name recognition for the Gateway to LA PBID.

The Ocean Express Shuttle Program operates between the PBID and three locations in Manhattan Beach and provides a convenient transportation link to the beach, shopping, and other venues of interest to guests of hotels in the PBID, and employees of other businesses in the PBID. Hotel guests and area workers must show a hotel room key, business card, or other proof that they are either a

hotel guest or employee of a business in the PBID. The Shuttle does not provide service to the general public. The Shuttle Program is intended to benefit properties in the PBID by providing access to beach and shopping and thus increasing hotel occupancy (by extending the length of the average hotel stay). It also benefits the properties by making the PBID a more attractive business location, thereby increasing rents and reducing building vacancies.

3. Administration

Administrative services include compensation paid to the Executive Director and the Operations Manager for the PBID; administrative assistance provided to the Executive Director for word-processing, expense related to stationary, postage, copies, faxes, vehicle mileage reimbursement, and other incidental items; insurance premiums (both general liability coverage and director and officer liability coverage); and fees and expenses related to the renewal and adoption of the PBID for an additional ten (10) year term.

4. Consultant Services

Consultant services will generally include, but not be limited to, three major categories: monitoring of Department of Airports (LAX) activities, tax/accounting services, and marketing consulting services.

The monitoring of Airport activities will include the reviewing and responding to Airport plans, reports and environmental impact reports by consultants retained by the PBID. Activities that the PBID anticipates addressing with the Airport include, but are not limited to: construction and roadway improvements affecting properties in the PBID; acquisition by the Airport of properties in the PBID for airport expansion purposes; and the landscaping and screening of Airport and Airport-tenant properties in the PBID.

Tax/accounting services will include services and fees in response to City, County, state and/or federal reporting requirements, legal counsel services as needed, and the architectural review of Airport-proposed beautification/improvement programs affecting PBID properties.

5. Capital Reserves

Capital reserves will be set aside from assessments to address potential losses of any PBID property that might be acquired by the Airport or other public entity over the 10-year PBID term, or to cover a potential shortfall if a property fails to pay its annual property taxes and assessments.

D. ASSESSMENT METHODOLOGY

Annual assessments are based upon an initial assessment of \$841,145.39 in Year 1, increasing to a maximum of \$1,097,503.95 in Year 10. As services provided to the Expansion Area will be the same for those in the Existing Area, and the benefits derived from the services will be the same to both areas, the assessment will be the same for both areas. For the expanded PBID, fifty percent (50%) of the assessment is based upon building square footage and fifty percent (50%) is based on land square footage. In Year 1 of the renewal, the assessment calculation for each parcel is derived by a formula of building (improved) square footage multiplied by a factor of \$0.038049, plus land square footage multiplied by a factor of \$0.069195. See also the Engineer's Report attached hereto. The total 2006 assessment is as follows:

	Total Area (Square Feet)	2006	
		Assessment	
Land	6,091,497	419,645.39	50%
Building	11,077,745	<u>421,500.00</u>	50%
		\$841,145.39	

Of the nine publicly-owned parcels, six are vacant land that do not have commercial uses (APNs 4124-027, and 4124-024-901 through 905). As such, these parcels do not receive the same special benefits from all of the PBID's programs and activities as privately held properties do. The six parcels will be assessed a percentage of the programs and activities from which the six parcels derive special benefit. Those activities are the Direct Programs, Administration and Capital Reserves that equal fifty-seven percent (57%) of the total PBID assessment budget in Year 1.

E. RULES AND REGULATIONS APPLICABLE TO THE PBID

No special rules or regulations will be applicable to the PBID.

F. PBID GOVERNANCE

The City of Los Angeles will contract with a private non-profit entity to provide the services in this Management District Plan. The private non-profit entity will be charged with the operations of the PBID.

G. TIMELINE FOR ACTIVITIES/IMPROVEMENTS

Approx. Date	Activity
April 2005	Mail Management Plan and conduct petition drive to collect signed petitions in favor of renewing and expanding the PBID from property owners representing more than 50% of the proposed assessment.
August 2005	Submit Management Plan, Engineer's Report to City Clerk's Office. City Clerk verifies petition signatures and affirmative percentages.
September 2005	The Housing, Community and Economic Development Committee (HCED) of the LA City Council holds a public hearing to recommend that the City Council adopt the Ordinance of Intention to begin the Prop. 218 election/formation process.
September 2005	The City Council considers the HCED Committee's recommendations, Management District Plan, and Petition Sufficiency Finding; considers the adoption of the Ordinance of Intention to Establish (Renew) the PBID; considers the authorization of the Prop. 218 process.
September 2005	City Clerk arranges mailing of notice of the public hearing, balloting materials, Management District Plan, and Ordinance of Intention to property owners. City Clerk arranges for publication of the notice of the public hearing.
November 2005	City Council conducts public hearing, receives public comments; balloting officially closed. City Council instructs the City Clerk to count ballots and report the results at the next Council meeting. Ballots opened and tallied (open to the public).

Approx. Date	Activity
November 2005	Public announcement of Prop. 218 ballot tabulation at City Council meeting; City Council considers balloting results and votes to pass Ordinance if affirmative ballots are received; first reading of Ordinance.
November 2005	City Clerk publishes Ordinance, transmits property assessment data to the County Assessor.
January 2006	Begin new operation period for Gateway to LA PBID.
December 31, 2015	Completion of Management District Plan.

H. GENERAL BENEFITS

While there are general benefits to the surrounding community and general public, these general benefits are intangible and unquantifiable. All benefits derived from the assessments outlined in this Management District Plan are for services directly benefiting the property owners in this specialized zone and support increased commerce and all of the other goals and objectives of the PBID.

IV. FINANCING OF ACTIVITIES

A. BUDGET

The total PBID assessments will be \$841,145.39 for Year 1. Provisions have been included for annual budget increases of up to three percent (3%).

The annual budget for the PBID will be as follows:

	Year 1	Year 2	Year 3	Year 4	Year 5
Direct Programs	\$300,000.00	\$309,000.00	\$318,270.00	\$344,209.01	\$354,535.28
Marketing Program	\$332,000.00	\$341,960.00	\$352,218.80	\$380,924.63	\$392,352.37
Administration	\$149,145.39	\$153,619.75	\$158,228.34	\$162,975.19	\$167,864.45
Consultant Services	\$35,000.00	\$36,050.00	\$37,131.50	\$40,157.72	\$41,362.45
Capital Reserves	\$25,000.00	\$25,750.00	\$26,522.50	\$28,684.08	\$29,544.61
TOTAL	\$841,145.39	\$866,379.75	\$892,371.14	\$919,142.28	\$946,716.55
	Year 6	Year 7	Year 8	Year 9	Year 10
Direct Programs	\$365,171.33	\$394,932.80	\$406,780.78	\$418,984.20	\$431,553.73
Marketing Program	\$404,122.94	\$437,058.96	\$450,170.73	\$463,675.85	\$477,586.13
Administration	\$172,900.38	\$178,087.40	\$183,430.02	\$188,932.92	\$194,600.91
Consultant Services	\$42,603.32	\$46,075.49	\$47,457.76	\$48,881.49	\$50,347.94
Capital Reserves	\$30,430.94	\$32,911.07	\$33,898.40	\$34,915.35	\$35,962.81
TOTAL	\$975,118.04	\$1,004,371.58	\$1,034,502.73	\$1,065,537.81	\$1,097,503.95

Accrued interest and delinquent payments will be expended in the budget categories. Each year, any surplus of the remaining budget will be carried forward to the next year's operating budget.

The PBID will not issue bonds to finance any improvements in the district.

B. SOURCES OF FUNDING

The primary source of funding for PBID operations will be derived from assessments levied on properties included in the PBID. Other sources of funding include membership fees and income from Ocean Express sponsorship.

C. TIME AND MANNER OF COLLECTING THE ASSESSMENTS

The PBID assessment will be included on the annual property tax bills sent by the County of Los Angeles. The County collects the assessments and disburses them to City, and the City disburses to the PBID upon receipt of written request by the PBID's Executive Director or designated representative. If necessary, the Los Angeles City Clerk's office will directly bill property owners of entities that do not appear on the tax roll. The timing and collection of the assessments on an annual basis will be as follows:

Annual Assessment Collection and Disbursement

Time frame	Activity
October	Property tax bills, including assessments, are mailed to property owners in the PBID.
December	First installment, equivalent to 40%, is advanced by the County to the City.
January	Second installment, equivalent to 10%, is advanced by the County to the City.
April	Third installment, equivalent to 35%, is advanced by the County to the City.
August	Final disbursement (15%) is sent to the City by the County.

Note: Periodic accrued interest is also sent to the City by the County.

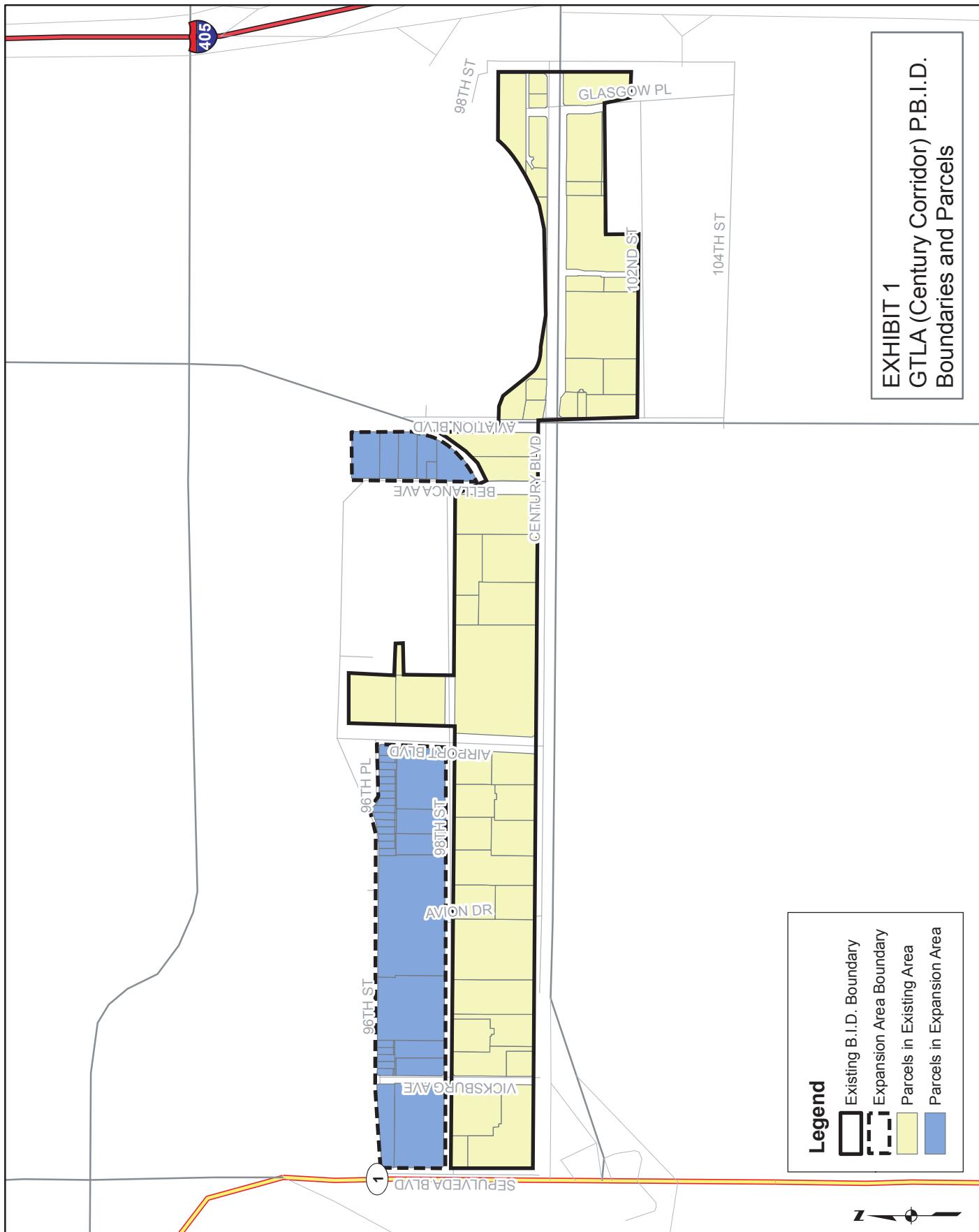


EXHIBIT 2
LIST OF EXISTING PBID PROPERTIES
GATEWAY TO LA (CENTURY CORRIDOR) PBID RENEWAL AND EXPANSION

PARCEL	OWNER	Land Area	Bldg Area	Year 2006 Total Assessment
4124 026 002	Ent Lax	26,840	112,285	\$6,129.56
4124 026 004	Hospitality L P Lax	119,354	86,458	\$11,548.37
4124 026 005	Hospitality L P Lax	201,683	472,067	\$31,917.20
4124 030 015	GENERAL ELECTRIC CREDIT INC	67,500	340,420	\$17,623.39
4124 030 016	ROYAL AIRPORT CENTER LLC;+	73,095	219,645	\$13,415.11
4124 030 023	6171 LTD	62,937	350,895	\$17,706.20
4124 030 029	GENERAL ELECTRIC CREDIT INC	78,657	239,389	\$14,551.21
4124 030 034	SUNSTONE OP PROPERTIES LLC	76,777	109,072	\$9,462.71
4124 030 035	6171 LTD	34,523	64,821	\$4,855.17
4124 030 036	OVERLAND REAL ESTATE	248,577	660,040	\$42,314.29
4124 030 037	ARDEN REALTY FINANCE PARTNERSHIP	68,464	207,520	\$12,633.31
4124 030 038	ARDEN REALTY FINANCE PARTNERSHIP	71,400	202,682	\$12,652.38
4124 030 039	GENERAL ELECTRIC CREDIT INC	60,945	338,386	\$17,092.44
4124 030 040	GENERAL ELECTRIC CREDIT INC	79,488	224,338	\$14,036.08
4124 030 041	Lax Embassy Llc Sunstone	62,618	185,906	\$11,406.43
4124 030 042	GENERAL ELECTRIC CREDIT INC	70,937	291,817	\$16,011.89
4124 030 043	Plaza Lax Crowne	131,262	351,511	\$22,457.41
4124 030 900	LACMTA	140,878	35,832	\$11,111.38
4125 023 034	HOTEL PROPERTY INVS	113,692	286,309	\$18,760.74
4125 024 013	Lax Hotel Llc Irp	11,250	0	\$778.44
4125 024 020	Lax Hotel Irp	124,467	319,690	\$20,776.44
4125 025 028	PRG PARKING CENTURY LLC	66,416	403,648	\$19,954.15
4125 025 030	LAT INVESTMENT CORPORATION	52,262	530,020	\$23,783.13
4125 025 035	FORTUNA ENTERPRISES	131,894	876,364	\$42,471.41
4125 025 036	NF AIRPORT SPECTRUM INVESTORS	123,693	480,571	\$26,844.31
4125 025 039	Pablo & Luisa Saucedo	458,687	632,476	\$55,804.01
4125 025 040	PRG PARKING CENTURY LLC	163,613	545,018	\$32,058.71
4125 026 007	Century Invs Lrw	86,580	30,770	\$7,161.66
4125 026 010	CENTURY INVESTMENTS INC	57,852	4,867	\$4,188.24
4128 017 030	Corp McDonalds	12,924	4,859	\$1,079.17
4128 017 037	BP WEST COAST PRODUCTS LLC	18,662	2,546	\$1,388.17
4128 017 044	Lax Goodrich	45,592	134,839	\$8,285.26
4128 017 045	LAX AIRPORT HOSPITALITY LLC	118,293	196,069	\$15,645.52
4128 017 047	CENTURY INVESTMENTS INC	25,285	0	\$1,749.61
4128 024 002	Daniel Y & Janet U Loh	19,813	1,722	\$1,436.48
4128 024 011	CENTURY INVESTMENTS INC	10,868	2,529	\$848.22
4129 029 011	5440/5500 W CENTURY BLVD	247,907	115,507	\$21,548.82
4129 029 013	Institutional Alliance Fun Amb	60,987	33,633	\$5,499.70
4129 029 014	Institutional Alliance Fund Llc Amb III	63,895	36,000	\$5,790.95
4129 029 015	Institutional Alliance Fund Llc Amb III	65,671	39,000	\$6,028.05
4129 029 018	MBGF PROPERTIES	25,749	0	\$1,781.69
4129 029 021	MBGF PROPERTIES	29,896	0	\$2,068.67
4129 029 022	KAYO OIL CO	21,977	2,355	\$1,610.29
4129 029 023	KAYO OIL CO	10,802	0	\$747.41
4129 029 024	Institutional Alliance Fund Llc Amb III	570	0	\$39.47
4129 030 006	SECOND PART OF AIRPORT	25,101	14,800	\$2,300.01
4129 030 022	Institutional Alliance Fund Llc Amb III	10,014	0	\$692.95
4129 030 030	Institutional Alliance Fund Llc Amb III	2,000	0	\$138.40

EXHIBIT 2**LIST OF EXISTING PBID PROPERTIES****GATEWAY TO LA (CENTURY CORRIDOR) PBID RENEWAL AND EXPANSION**

PARCEL	OWNER	Land Area	Bldg Area	Year 2006 Total Assessment
4129 030 041	Los Angeles Llc Slt	210,007	625,154	\$38,318.02
4129 030 042	Mile Holdings Llc Miracle	121,790	243,746	\$17,701.59
4129 031 018	ARDEN REALTY	108,764	326,292	\$19,941.08
4128 024 901	L A CITY AIRPORT	21,431	7,347	\$1,762.45
4128 024 902	L A CITY AIRPORT	123,710	63,595	\$10,979.83
Totals		4,468,050	10,452,810	\$706,887.59

EXHIBIT 3**LIST OF EXPANSION AREA PROPERTIES****GATEWAY TO LA (CENTURY CORRIDOR) PBID RENEWAL AND EXPANSION**

PARCEL	OWNER	Land Area	Bldg Area	Year 2006 Total Assessment
4124 025 049	WEBBER FAMILY PARTNERSHIP	63,703	1,296	\$4,457.20
4124 027 008	UNITED SAV & LOAN ASSN	5,750	0	\$397.90
4124 027 009	UNITED SAV & LOAN ASSN	5,750	0	\$397.90
4124 027 016	UNITED SAV & LOAN ASSN	500	0	\$34.60
4124 027 017	UNITED SAV & LOAN ASSN	500	0	\$34.60
4124 027 029	M & N LLC M	43,743	0	\$3,026.80
4124 027 030	ARDEN REALTY FINANCE PARTNERSHIP	218,664	0	\$15,130.40
4124 028 041	ARDEN REALTY FINANCE PARTNERSHIP	409,318	0	\$28,322.71
4124 029 009	BIRD MGMT CO LLC & MIRKIN PARTNERSHIP	5,865	0	\$405.84
4124 029 010	BIRD MGMT CO LLC & MIRKIN PARTNERSHIP	5,865	0	\$405.85
4124 029 011	BIRD MGMT CO LLC & MIRKIN PARTNERSHIP	5,866	1,254	\$453.60
4124 029 012	BIRD MGMT CO LLC & MIRKIN PARTNERSHIP	6,374	0	\$441.04
4124 029 013	BIRD MGMT CO LLC & MIRKIN PARTNERSHIP	510	0	\$35.29
4124 029 014	BIRD MGMT CO LLC & MIRKIN PARTNERSHIP	510	0	\$35.29
4124 029 015	BIRD MGMT CO LLC & MIRKIN PARTNERSHIP	510	0	\$35.29
4124 029 016	BIRD MGMT CO LLC & MIRKIN PARTNERSHIP	510	0	\$35.29
4124 029 017	BIRD MGMT CO LLC & MIRKIN PARTNERSHIP	510	0	\$35.29
4124 029 018	BIRD MGMT CO LLC & MIRKIN PARTNERSHIP	510	0	\$35.29
4124 029 019	BIRD MGMT CO LLC & MIRKIN PARTNERSHIP	510	0	\$35.29
4124 029 020	BIRD MGMT CO LLC & MIRKIN PARTNERSHIP	510	0	\$35.29
4124 029 021	BIRD MGMT CO LLC & MIRKIN PARTNERSHIP	510	0	\$35.29
4124 029 022	BIRD MGMT CO LLC & MIRKIN PARTNERSHIP	510	0	\$35.29
4124 029 023	BIRD MGMT CO LLC & MIRKIN PARTNERSHIP	5,866	504	\$425.04
4124 029 024	BIRD MGMT CO LLC & MIRKIN PARTNERSHIP	6,376	0	\$441.17
4124 029 025	BIRD MGMT CO LLC & MIRKIN PARTNERSHIP	510	0	\$35.29
4124 029 026	BIRD MGMT CO LLC & MIRKIN PARTNERSHIP	9,393	1,540	\$708.57
4124 029 028	BIRD MGMT CO LLC & MIRKIN PARTNERSHIP	52,503	0	\$3,632.96
4124 029 029	BIRD MGMT CO LLC & MIRKIN PARTNERSHIP	510	0	\$35.29
4124 029 030	BIRD MGMT CO LLC & MIRKIN PARTNERSHIP	61,506	19,275	\$4,989.28
4124 029 031	BIRD MGMT CO LLC & MIRKIN PARTNERSHIP	148,259	28,546	\$11,344.90
4124 029 032	BIRD MGMT CO LLC & MIRKIN PARTNERSHIP	5,887	0	\$407.38
4124 029 033	BIRD MGMT CO LLC & MIRKIN PARTNERSHIP	6,070	0	\$419.99
4124 029 034	BIRD MGMT CO LLC & MIRKIN PARTNERSHIP	6,417	0	\$444.01
4124 029 035	BIRD MGMT CO LLC & MIRKIN PARTNERSHIP	6,770	0	\$468.45
4124 029 036	BIRD MGMT CO LLC & MIRKIN PARTNERSHIP	7,430	981	\$551.44
4124 029 037	BIRD MGMT CO LLC & MIRKIN PARTNERSHIP	8,164	0	\$564.94
4124 029 038	BIRD MGMT CO LLC & MIRKIN PARTNERSHIP	7,000	0	\$484.36
4124 029 039	BIRD MGMT CO LLC & MIRKIN PARTNERSHIP	5,866	0	\$405.90
4125 021 027	L R W INVESTMENT CO	65,755	503,120	\$23,693.26
4125 026 009	Nicole J & Marco N Khorasani	53,129	27,035	\$4,704.91
4125 026 011	Wayne & R Ewing	39,625	0	\$2,741.84
4125 026 012	Wayne & R Ewing	39,610	0	\$2,740.81
4125 026 013	L R W INVESTMENT CO	30,390	0	\$2,102.83
4125 026 014	Neva E Ewing	7,605	0	\$526.23
4124 026 900	L A CITY COMMUNITY COLLEGE DIST	209,474	41,384	\$16,069.17
4124 027 900	L A CITY DEPT OF WATER & POWER	42,379	0	\$1,671.47
4124 027 901	L A CITY	1,250	0	\$49.30
4124 027 902	L A CITY	6,250	0	\$246.52

EXHIBIT 3
LIST OF EXPANSION AREA PROPERTIES
GATEWAY TO LA (CENTURY CORRIDOR) PBID RENEWAL AND EXPANSION

PARCEL	OWNER	Land Area	Bldg Area	Year 2006 Total Assessment
4124 027 903	L A CITY	6,250	0	\$246.52
4124 027 904	L A CITY	5,702	0	\$224.89
4124 027 905	L A CITY	500	0	\$19.72
Totals		1,623,447	624,935	\$134,257.80